

ORDINANCE NO. 2021-03

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
TO ADD PUD-21, PLANNED UNIT DEVELOPMENT-21, AT 4719 EDEN AVENUE**

The City Of Edina Ordains:

Section 1. Chapter 36, Article VIII, Division 4 is hereby amended to add the following:

Sec. 36-505 Planned Unit Development District-21 (PUD-21) – 4719 Eden Avenue

- (a) Legal description: Tract A and C, Registered Land Survey No. 1501 Hennepin County Minnesota.
- (b) Approved Plans. Incorporated herein by reference are the re-development plans, including the master development plan for the site received by the City on October 5, 2021 except as amended by City Council Resolution No. 2021-97 on file in the Office of the Planning Department.
- (c) Principal Uses:
 - All uses allowed in the PCD-1 Zoning District
 - Multifamily Residential
- (d) Accessory Uses:
 - All accessory uses allowed in the PCD-1 Zoning District.
 - All accessory uses allowed in the PCD-1 Zoning District
- (e) Conditional Uses:
 - None

Existing text – XXXX

Stricken text – ~~XXXX~~

Added text – **XXXX**

- (f) Development Standards. In addition to the development standards per the PCD-1 Zoning District, the following shall apply:

	Standard
Building Setbacks	
Front – Eden Avenue	14 feet building 5 feet posts (29 feet to curb)
Front – Wilson Road	15 feet building 13 feet posts (35' to curb)
Side – Highway 100	100+ feet
Side – South	10 feet
Building Height	7 stories and 77 feet
Proximity to R-I, Single-family homes	540 feet
Density	94 units per acre
Floor Area Ratio (FAR)	2.5%
Parking	277 spaces 29 + 8 on east side, with room for more on west side if needed

- (g) Signs shall be regulated per the PCD-1 Zoning District for the retail uses, and PRD, for the residential uses.

- (h) The residential housing on the site shall include 10% of all the dwelling units to meet the City's definition of affordable housing.

Section 3. This ordinance is effective immediately.

First Reading:

Second Reading:

Published:

Existing text – XXXX

Stricken text – ~~XXXX~~

Added text – **XXXX**

ATTEST:

Sharon Allison, City Clerk

James B. Hovland, Mayor

Please publish in the Edina Sun Current on:

Send two affidavits of publication.

Bill to Edina City Clerk

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Ordinance was duly adopted by the Edina City Council at its Regular Meeting of _____, 2021, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 2021.

City Clerk